

**HOUSING AND ECONOMIC RECOVERY ACT
NEIGHBORHOOD STABILIZATION PROGRAM**

CITY OF SAINT PAUL, MINNESOTA

PROJECT TITLE: Financing mechanisms

PROJECT LOCATION: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119,
55130

PROJECT OBJECTIVES: This program provides financing incentives for qualified homebuyers to purchase houses acquired through the Neighborhood Stabilization Program (NSP) once they have been rehabilitated, or once new houses have been constructed on land where a structure acquired through NSP was demolished. The financing mechanisms include down payment assistance, closing costs assistance, rehabilitation assistance, and contract for deed. The program applies to foreclosed homes and residential properties in the designated portions of the above noted ZIP codes.

REQUIRED PROJECT STATUTORY AND ENVIRONMENTAL REVIEW:

This program is categorically excluded under 24 CFR Sec. 58.35, (b) (5). An environmental review covering three issues, including floodplain management, coastal zone management and airport clear zones, must be completed prior to use of NSP funds for this program.

Environmental Review Completed June 9, 2009, by Penelope Simison

Attachments:

Environmental review of categorical exclusions not subject to 24 CFR Section 58.5



Neighborhood Stabilization Program Statutory Worksheet

NSP - Categorically Excluded NOT Subject to 58.5

Responsible Entity: City of Saint Paul

Project Name: Neighborhood Stabilization Program

Activity Address: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119, 55130

Activity Description: Financing mechanisms -- foreclosed residential properties

Estimated Activity Cost: \$770,000

Write "A" in the Status column when the project, by its nature, does not affect the resources under consideration; OR write "B" if the project is not in compliance. Compliance documentation must contain verifiable source documents and relevant base data.

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.6	Status A/B	Compliance Documentation
Floodplain Management [24 CFR 55, Executive Order 11988]	B	Determination will be made if individual buildings are within a 100 year floodplain prior to acquisition.
Coastal Barriers Resources Act	A	

HUD ENVIRONMENTAL STANDARDS		
Standard	Status A/B	Compliance Documentation
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	B	Determination will be made if a building is within 3,000 feet of an airport prior to acquisition.

Preparer Signature: Penelope Simison Date: 6/9/2009

Preparer Name & Title: Penelope Simison / Principal City Planner

Responsible Entity's Determination:

- ☒ This project is categorically excluded and **not** subject to Section 58.5, per Section 58.35(b)(5) and is in compliance with the above listed statutes or authorities (status "A" has been determined in the status column for all authorities); OR
- ☐ The project is not in compliance with the listed statutes or authorities and therefore cannot receive NSP assistance.

Certifying Officer Signature: Cecile Bedor Date: June 17, 2009

Certifying Officer Name & Title: Cecile Bedor / Director, Dept. of Planning and Economic Development

**HOUSING AND ECONOMIC RECOVERY ACT
NEIGHBORHOOD STABILIZATION PROGRAM**

CITY OF SAINT PAUL, MINNESOTA

PROJECT TITLE: Purchase and rehabilitate

PROJECT LOCATION: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119,
55130

PROJECT OBJECTIVES: This program provides financing to allow the City/HRA to acquire and rehabilitate foreclosed homes, abandoned homes, blighted structures and residential properties in the designated portions of the above noted ZIP codes.

The residential buildings will be four units or smaller. Buildings will be rehabilitated to their existing density, or the density will be reduced during rehabilitation. In all instances, the rehabilitation will not involve a change in land use and will not alter the footprint of the structure if it is located in a floodplain or in a wetland.

REQUIRED PROJECT STATUTORY AND ENVIRONMENTAL REVIEW:

A Statutory Checklist for the program is attached. This program is categorically excluded under 24 CFR Sec. 58.35, (a)(3)(i), and no Environmental Assessment Checklist is required.

A Statutory Checklist must be prepared before individual projects can be funded, as additional review may be required when specific structures are identified and the type and extent of modifications are determined.

Environmental Review Completed June 8, 2009, by Penelope Simison

Attachments:

Statutory Checklist

Neighborhood Stabilization Program Statutory Worksheet

NSP - Categorically Excluded Subject to 58.5

Responsible Entity: City of Saint Paul

Project Name: Neighborhood Stabilization Program

Activity Address: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119, 55130

Activity Description: Purchase and rehabilitate -- ownership and rental

Estimated Activity Cost: \$3,469,348

Write "A" in the Status column when the project, by its nature, does not affect the resources under consideration; OR write "B" if the project triggers formal compliance consultation procedures, or requires mitigation. Compliance documentation must contain verifiable source documents and relevant base data.

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Status A/B	Compliance Documentation
Local Zoning Ordinances [MHFA Requirement]	A	
Historic Preservation [36 CFR Part 800]	B	Determination will be made if a building is on the National Register or eligible for the National Register prior to acquisition.
Floodplain Management [24 CFR 55, Executive Order 11988]	B	Determination will be made if individual buildings are within a 100 year floodplain prior to acquisition.
Wetland Protection [Executive Order 11990]	B	Determination will be made if individual buildings are on a wetland prior to acquisition.
Coastal Zone Management Act [Section 307(c), (d)]	A	
Sole Source Aquifers [40 CFR 149]	A	
Endangered Species Act [50 CFR 402]	A	
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	
Clean Air Act – [Sections 176(c), (d), And 40 CFR 6, 51, 93]	A	

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Status A/B	Compliance Documentation
Farmland Protection Policy Act [7 CFR 658]	A	
Environmental Justice [Executive Order 12898]	A	

HUD ENVIRONMENTAL STANDARDS		
Standard	Status A/B	Compliance Documentation
Noise Abatement and Control [24 CFR 51B]	B	Determination will be made if a building is within 1000 feet of a major highway prior to acquisition.
Explosive and Flammable Operation [24 CFR 51C]	B	Determination will be made if a building is located on site with an above ground tank of at least 100 gallons prior to acquisition.
Toxic Chemicals and Radioactive Materials [24 CFR Part 58.5(i)(2)]	B	Determination will be made if a building is located on a contamination site prior to acquisition.
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	B	Determination will be made if a building is within 3,000 feet of an airport prior to acquisition.

Preparer Signature:



Date: 6/8/2009

Preparer Name & Title: Penelope Simison / Principal City Planner

Responsible Entity's Determination:

- ☐ This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (status "A" has been determined in the status column for all authorities); OR
- ☒ This project cannot convert to Exempt because one or more statutes or authorities require consultation or mitigation. Complete consultation and/or mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per Section 58.70 and 58.71 prior to issuing a proceed to work order; OR
- ☐ The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare EA according to 24 CFR 58 Subpart E.

Responsible Entity's Determination:

By signing below the Responsible Entity certifies that the activity or project is exempt and meets the conditions specified for such exemption under Section 58.34(a).

Certifying Officer Signature:



Date: June 17, 2009

Certifying Officer Name & Title: Cecile Bedor / Director, Dept. of Planning and Economic Development

**HOUSING AND ECONOMIC RECOVERY ACT
NEIGHBORHOOD STABILIZATION PROGRAM**

CITY OF SAINT PAUL, MINNESOTA

PROJECT TITLE: Acquire and land bank

PROJECT LOCATION: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119,
55130

PROJECT OBJECTIVES: This program provides financing to allow the City /HRA to acquire foreclosed and/or abandoned properties. NSP funds will be used to acquire, maintain and/or demolish and hold the properties until the market is viable enough for reuse of the properties to be successful. The properties acquired under this program will be four residential units or smaller, or will be scattered site residential units. The properties will be located in the designated portions of the above noted ZIP codes.

REQUIRED PROJECT STATUTORY AND ENVIRONMENTAL REVIEW:

This program is categorically excluded under 24 CFR Sec. 58.35, (a) (5). A Statutory Checklist for the program is attached.

A Statutory Checklist must be prepared before individual projects can be funded, as additional review may be required when specific structures are identified and the type and extent of modifications are determined.

Environmental Review Completed June 8, 2009, by Penelope Simison

Attachments:

Statutory Checklist



Neighborhood Stabilization Program Statutory Worksheet

NSP - Categorically Excluded Subject to 58.5

Responsible Entity: City of Saint Paul

Project Name: Neighborhood Stabilization Program

Activity Address: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119, 55130

Activity Description: Purchase and land bank

Estimated Activity Cost: \$600,000

Write "A" in the Status column when the project, by its nature, does not affect the resources under consideration; OR write "B" if the project triggers formal compliance consultation procedures, or requires mitigation. Compliance documentation must contain verifiable source documents and relevant base data.

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Status A/B	Compliance Documentation
Local Zoning Ordinances [MHFA Requirement]	A	
Historic Preservation [36 CFR Part 800]	B	Determination will be made if a building is on the National Register or eligible for the National Register prior to acquisition.
Floodplain Management [24 CFR 55, Executive Order 11988]	B	Determination will be made if a building is within a 100-year floodplain.
Wetland Protection [Executive Order 11990]	A	
Coastal Zone Management Act [Section 307(c), (d)]	A	
Sole Source Aquifers [40 CFR 149]	A	
Endangered Species Act [50 CFR 402]	A	
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	
Clean Air Act – [Sections 176(c), (d), And 40 CFR 6, 51, 93]	A	

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Status A/B	Compliance Documentation
Farmland Protection Policy Act [7 CFR 658]	A	
Environmental Justice [Executive Order 12898]	A	

HUD ENVIRONMENTAL STANDARDS		
Standard	Status A/B	Compliance Documentation
Noise Abatement and Control [24 CFR 51B]	B	Determination will be made if a building is within 1000 feet of a major highway or 3000 feet of a railroad.
Explosive and Flammable Operation [24 CFR 51C]	A	
Toxic Chemicals and Radioactive Materials [24 CFR Part 58.5(i)(2)]	B	Determination will be made if a building is located on or near a landfill, dump, industrial site or gas station.
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	A	

Preparer Signature:



Date: 6/8/2009

Preparer Name & Title: Penelope Simison / Principal City Planner

Responsible Entity's Determination:

- ☐ This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (status "A" has been determined in the status column for all authorities); OR
- ☒ This project cannot convert to Exempt because one or more statutes or authorities require consultation or mitigation. Complete consultation and/or mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per Section 58.70 and 58.71 prior to issuing a proceed to work order; OR
- ☐ The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare EA according to 24 CFR 58 Subpart E.

Responsible Entity's Determination:

By signing below the Responsible Entity certifies that the activity or project is exempt and meets the conditions specified for such exemption under Section 58.34(a).

Certifying Officer Signature:



Date: June 17, 2009

Certifying Officer Name & Title: Cecile Bedor / Director. Dept. of Planning and Economic Development

**HOUSING AND ECONOMIC RECOVERY ACT
NEIGHBORHOOD STABILIZATION PROGRAM**

CITY OF SAINT PAUL, MINNESOTA

PROJECT TITLE: Acquire and demolish

PROJECT LOCATION: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119,
55130

PROJECT OBJECTIVES: This program provides financing to allow the City/HRA to purchase blighted structures that are having a negative effect in efforts to stabilize an area; funds will be used for demolition and future redevelopment. The funds will be used in the designated portions of the above noted ZIP codes.

REQUIRED PROJECT STATUTORY AND ENVIRONMENTAL REVIEW:

This program is categorically excluded under 24 CFR Sec. 58.35, (a) (5). A Statutory Checklist must be prepared before individual projects can be funded, as additional review may be required when specific structures are identified and the type and extent of modifications are determined.

Environmental Review Completed June 8, 2009, by Penelope Simison

Attachments:

Statutory Checklist



Neighborhood Stabilization Program Statutory Worksheet

NSP - Categorically Excluded Subject to 58.5

Responsible Entity: City of Saint Paul

Project Name: Neighborhood Stabilization Program

Activity Address: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119, 55130

Activity Description: Purchase and demolish

Estimated Activity Cost: \$350,000

Write "A" in the Status column when the project, by its nature, does not affect the resources under consideration; OR write "B" if the project triggers formal compliance consultation procedures, or requires mitigation. Compliance documentation must contain verifiable source documents and relevant base data.

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Status A/B	Compliance Documentation
Local Zoning Ordinances [MHFA Requirement]	A	
Historic Preservation [36 CFR Part 800]	B	Determination will be made if a building is on the National Register or eligible for the National Register prior to acquisition.
Floodplain Management [24 CFR 55, Executive Order 11988]	B	Determination will be made if a building is within the 100-year floodplain.
Wetland Protection [Executive Order 11990]	A	
Coastal Zone Management Act [Section 307(c), (d)]	A	
Sole Source Aquifers [40 CFR 149]	A	
Endangered Species Act [50 CFR 402]	A	
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	
Clean Air Act – [Sections 176(c), (d), And 40 CFR 6, 51, 93]	A	

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Status A/B	Compliance Documentation
Farmland Protection Policy Act [7 CFR 658]	A	
Environmental Justice [Executive Order 12898]	A	

HUD ENVIRONMENTAL STANDARDS		
Standard	Status A/B	Compliance Documentation
Noise Abatement and Control [24 CFR 51B]	B	Determination will be made if a site is within 1000 feet of a major highway or 3000 feet of a railroad.
Explosive and Flammable Operation [24 CFR 51C]	A	
Toxic Chemicals and Radioactive Materials [24 CFR Part 58.5(i)(2)]	B	Determination will be made if a site on or near a site with hazardous materials, including, but not limited to, landfills, dumps, industrial sites or gas stations.
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	A	

Preparer Signature:

Penelope Simison

Date: 6/8/2009

Preparer Name & Title: Penelope Simison / Principal City Planner

Responsible Entity's Determination:

- ☐ This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (status "A" has been determined in the status column for all authorities); OR
- ☒ This project cannot convert to Exempt because one or more statutes or authorities require consultation or mitigation. Complete consultation and/or mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per Section 58.70 and 58.71 prior to issuing a proceed to work order; OR
- ☐ The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare EA according to 24 CFR 58 Subpart E.

Responsible Entity's Determination:

By signing below the Responsible Entity certifies that the activity or project is exempt and meets the conditions specified for such exemption under Section 58.34(a).

Certifying Officer Signature:

Cecile Bedor

Date: June 17, 2009

Certifying Officer Name & Title: Cecile Bedor / Director, Dept. of Planning and Economic Development

**HOUSING AND ECONOMIC RECOVERY ACT
NEIGHBORHOOD STABILIZATION PROGRAM**

CITY OF SAINT PAUL, MINNESOTA

PROJECT TITLE: Redevelopment

PROJECT LOCATION: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119,
55130

PROJECT OBJECTIVES: This program provides financing for the City and the Housing Redevelopment Authority to purchase foreclosed, abandoned properties, residential properties, and/or blighted properties for demolition to allow for future site development, site assembly, etc. NSP program funds will be used to acquire, maintain and/or demolish and hold the properties until the market is viable enough for development on the site to be successful. The properties are located in the designated portions of the above noted ZIP codes.

REQUIRED PROJECT STATUTORY AND ENVIRONMENTAL REVIEW:

This program is not exempt and not categorically excluded.

A Statutory Checklist must be prepared for the program and before individual projects can be funded. In addition, an Environmental Assessment Checklist must be prepared for individual projects prior to construction.

Environmental Review Completed June 9, 2009, by Penelope Simison

Attachments:

Statutory Checklist



Neighborhood Stabilization Program Statutory Worksheet

NSP - Categorically Excluded Subject to 58.5

Responsible Entity: City of Saint Paul

Project Name: Neighborhood Stabilization Program

Activity Address: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119, 55130

Activity Description: Redevelopment

Estimated Activity Cost: \$600,000

Write "A" in the Status column when the project, by its nature, does not affect the resources under consideration; OR write "B" if the project triggers formal compliance consultation procedures, or requires mitigation. Compliance documentation must contain verifiable source documents and relevant base data.

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Status A/B	Compliance Documentation
Local Zoning Ordinances [MHFA Requirement]	A	
Historic Preservation [36 CFR Part 800]	A	
Floodplain Management [24 CFR 55, Executive Order 11988]	B	Determination will be made if individual buildings will be within a 100 year floodplain prior to construction.
Wetland Protection [Executive Order 11990]	B	Determination will be made if individual buildings will be on a wetland prior to construction.
Coastal Zone Management Act [Section 307(c), (d)]	A	
Sole Source Aquifers [40 CFR 149]	A	
Endangered Species Act [50 CFR 402]	A	
Wild and Scenic Rivers Act [Sections 7(b), and (c)]	A	
Clean Air Act – [Sections 176(c), (d), And 40 CFR 6, 51, 93]	A	

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.5	Status A/B	Compliance Documentation
Farmland Protection Policy Act [7 CFR 658]	A	
Environmental Justice [Executive Order 12898]	A	

HUD ENVIRONMENTAL STANDARDS		
Standard	Status A/B	Compliance Documentation
Noise Abatement and Control [24 CFR 51B]	B	Determination will be made if a building will be within 1000 feet of a major highway prior to construction or within 3000 feet of a railroad.
Explosive and Flammable Operation [24 CFR 51C]	B	Determination will be made if a building will be located on site with an above ground tank of at least 100 gallons prior to construction.
Toxic Chemicals and Radioactive Materials [24 CFR Part 58.5(i)(2)]	B	Determination will be made if a building will be located on a contamination site prior to construction.
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	B	Determination will be made if a building will be within 3,000 feet of an airport prior to construction.

Preparer Signature:

Penelope Simison

Date: 6/9/2009

Preparer Name & Title: Penelope Simison / Principal City Planner

Responsible Entity's Determination:

- ☐ This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (status "A" has been determined in the status column for all authorities); OR
- ☒ This project cannot convert to Exempt because one or more statutes or authorities require consultation or mitigation. Complete consultation and/or mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per Section 58.70 and 58.71 prior to issuing a proceed to work order; OR
- ☐ The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare EA according to 24 CFR 58 Subpart E.

Responsible Entity's Determination:

By signing below the Responsible Entity certifies that the activity or project is exempt and meets the conditions specified for such exemption under Section 58.34(a).

Certifying Officer Signature:

Cecile Bedor

Date: June 17, 2009

Certifying Officer Name & Title: Cecile Bedor / Director, Dept. of Plng and Econ Development

**HOUSING AND ECONOMIC RECOVERY ACT
NEIGHBORHOOD STABILIZATION PROGRAM**

CITY OF SAINT PAUL, MINNESOTA

PROJECT TITLE: Administration

PROJECT LOCATION: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119,
55130

PROJECT OBJECTIVES: This program includes financing for administration to the City for carrying out the various activities under the Neighborhood Stabilization Program (NSP).

REQUIRED PROJECT STATUTORY AND ENVIRONMENTAL REVIEW:

This program is exempt under 24 CFR Sec. 58.34, (a) (3).

Environmental Review Completed June 9, 2009, by Penelope Simison



Neighborhood Stabilization Program NSP - Exempt

Responsible Entity: City of Saint Paul

Project Name: Neighborhood Stabilization Program

Activity Address: ZIP Codes 55103, 55104, 55106, 55107, 55117, 55119, 55130

Activity Description: Administration

Estimated Activity Cost: \$560,432

This activity has been reviewed and determined to be exempt per 24 CFR 58.34(a) as follows:
Environmental and other studies;

- | | |
|--|--|
| <input type="checkbox"/> Resource identification | <input type="checkbox"/> Development of plans and strategies |
| <input type="checkbox"/> Information and financial services | <input checked="" type="checkbox"/> Administrative and management activities |
| <input type="checkbox"/> Inspections and testing for hazards or defects | <input type="checkbox"/> Purchase of insurance |
| <input type="checkbox"/> Engineering or design costs | <input type="checkbox"/> Technical assistance and training |
| <input type="checkbox"/> Payments of principal and interest on loans or obligations guaranteed by HUD | |
| <input type="checkbox"/> Temporary or permanent improvements that do not alter environmental conditions and are limited to protection, repair or restoration activities to control or arrest the effects from disasters or imminent threats to public safety, including those resulting from physical deterioration; and | |

Compliance with 24 CFR 58.6

Write "A" in the Status column when the project, by its nature, does not affect the resources under consideration; OR write "B" if the project is not in compliance. Compliance documentation must contain verifiable source documents and relevant base data.

Statutes, Executive Orders, and Regulations listed at 24 CFR 58.6	Status A/B	Compliance Documentation
Floodplain Management [24 CFR 55, Executive Order 11988]	A	
Coastal Barriers Resources Act	A	

HUD ENVIRONMENTAL STANDARDS

Standard	Status A/B	Compliance Documentation
Airport Clear Zones and Accident Potential Zones [24 CFR 51D]	A	

Preparer Signature: Penelope Simison

Date: 6/8/2009

Preparer Name & Title: Penelope Simison / Principal City Planner

Responsible Entity's Determination:

By signing below the Responsible Entity certifies that the activity or project is exempt and meets the conditions specified for such exemption under Section 58.34(a).

Certifying Officer Signature: Cecile Bedor

Date: June 17, 2009

Certifying Officer Name & Title: Cecile Bedor / Director, Dept. of Planning and Economic Development